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DATE: OCT 24 2011

PHL 10-2011

MEMORANDUM FOR: All Project Owners and HUD-Approved Management Agents

FROM: Encarnacion Loukatos, Director, Philadelphia Multifamily Hub 3AHMLA

SUBJECT: **Revised Management Fee Ranges for Eastern Pennsylvania & Delaware**

This is to advise you that the Management Fee ranges and Add on fees listed below for Eastern Pennsylvania and Delaware have been adjusted by the CPI annual changes published for the 2009-2011 calendar years. The revised Management Fee ranges have an effective date of November 1, 2011 and will remain as such until superseded by a future notice.

Lower fee yield = \$41.00 Per Unit (PUPM)
Upper fee yield = \$47.00 Per Unit (PUPM)

The allowable add-on fees for projects with specific characteristics or recognized long-term conditions, which require a higher level of management services, are:

ADD-ON CATEGORY	DEFINITION	FEE
Section 236	Less than 100 % Section 8	\$ 2.50
Section 221(d)(3)	Less than 100 % Section 8	\$ 2.50
Non-Profit or Co-op	Defined	\$ 1.25
High Concentration of larger Unit size	50%-of-units = 2BR or More at-least-10% = 3BR or larger	\$ 1.25
Remote Location or Scattered Sites	Defined	\$ 1.25
Neighborhood Networks	Defined	\$ 1.50

If you have any questions, please contact the HUD Project Manager servicing your property @ (215) 656-0500 or TDD (215) 656-3452 for the hearing impaired.